

PRICE REDUCED



**117 SPEARS CREEK CHURCH ROAD, ELGIN, SC 29045**

**±2,331 SF SECOND GENERATION RESTAURANT FOR SALE OR LEASE**

**TRINITY  
PARTNERS**



## PROPERTY DETAILS

**SALE PRICE: \$735,000**

**CONTACT BROKERS FOR LEASE RATE**



## ±2,331 SF SECOND GENERATION RESTAURANT WITH 672 SF STUDIO APARTMENT

- » Recent renovations include roof, HVAC, electrical, & plumbing
- » Turn-key commercial kitchen with hood system & 1,000-gallon grease trap
- » 615 SF deck/porch & outdoor seating/garden space with stage
- » Generous on-site parking for customers & staff
- » Potential to retain existing FF&E
- » Ideally positioned in the rapidly growing Northeast Columbia submarket, adjacent to the new Food Lion anchored shopping center
- » Zoning: General Commercial (GC) - Richland County
- » Built in 1950 / Renovated in 2020

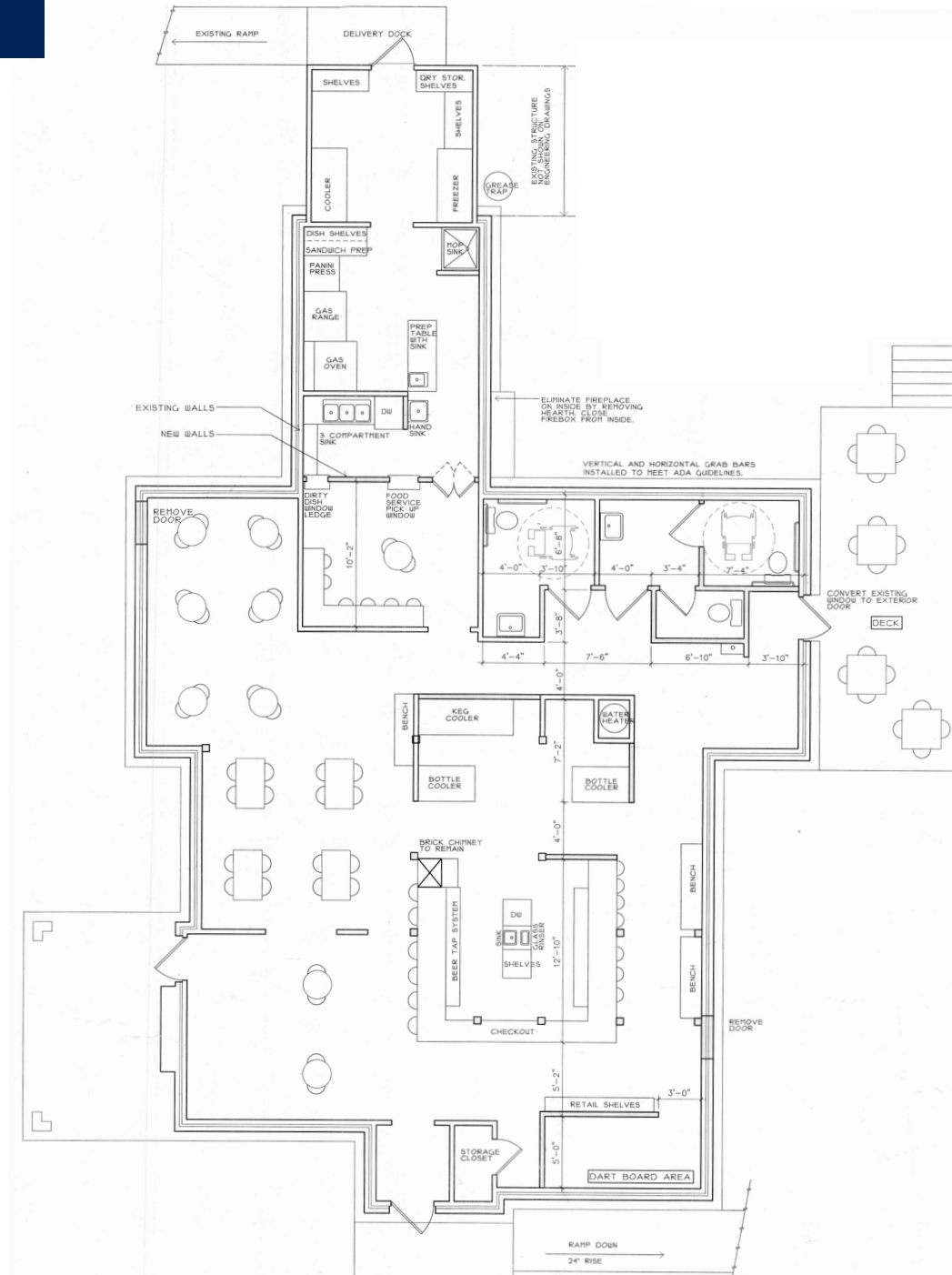


# PHOTOS

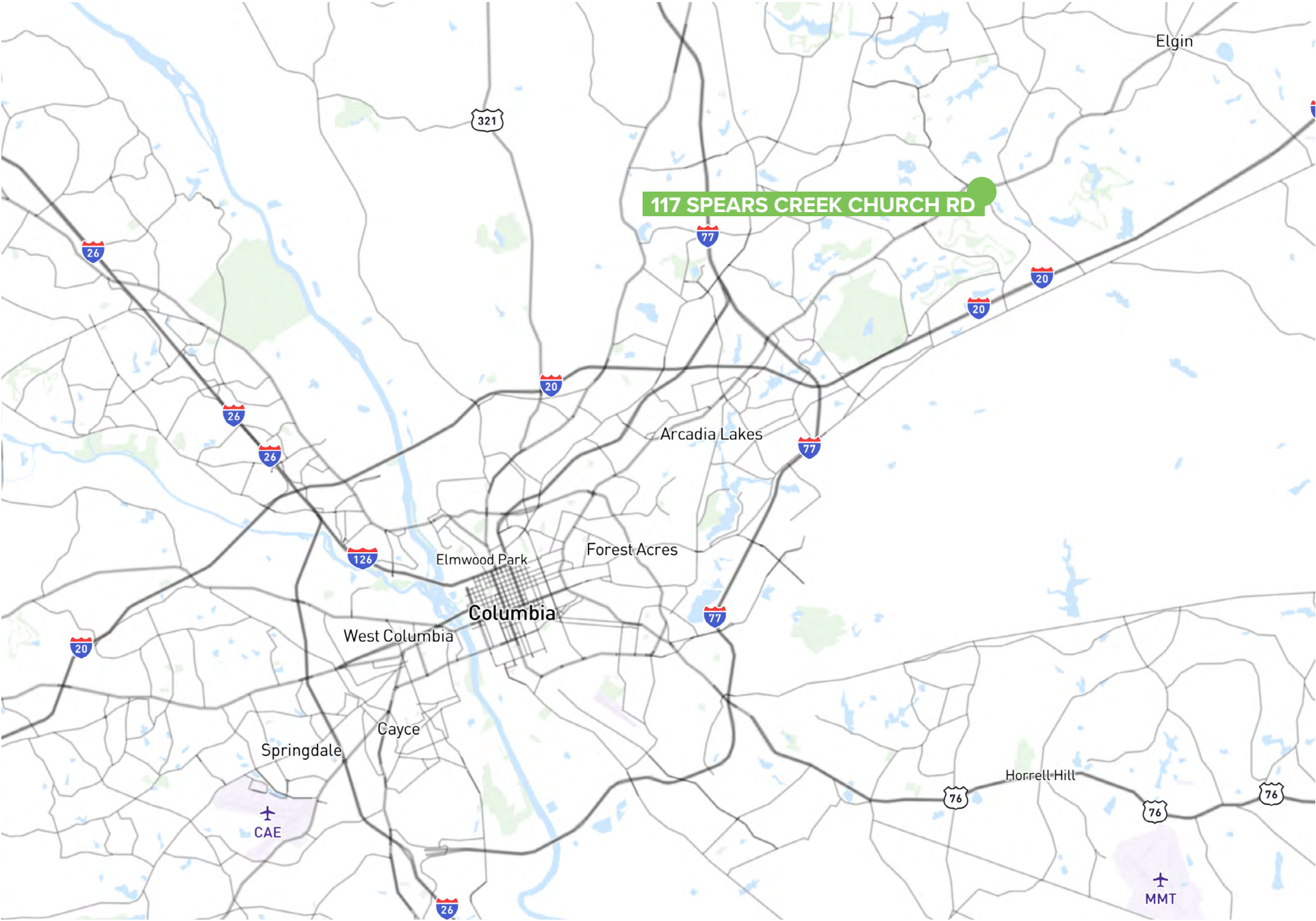




# FLOOR PLAN



# LOCATION MAP





# AERIAL





# DEMOGRAPHICS

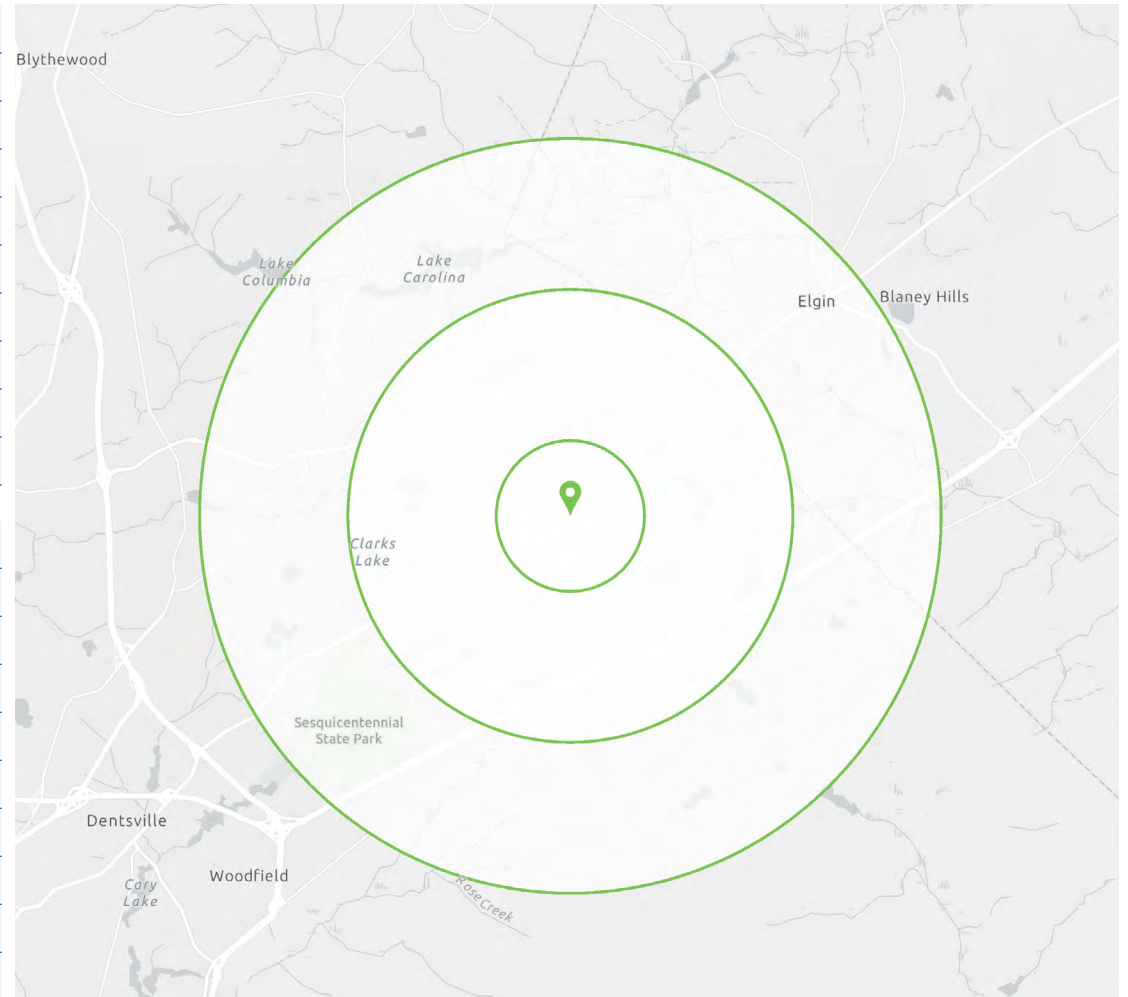
2025  
2030

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,237	41,666	97,585
HOUSEHOLDS	2,062	16,818	38,910
FAMILIES	1,506	11,863	27,177
AVERAGE HOUSEHOLD SIZE	2.53	2.47	2.50
OWNER OCCUPIED HOUSING UNITS	1,583	13,121	30,233
RENTER OCCUPIED HOUSING UNITS	479	3,697	8,677
MEDIAN AGE	38.0	40.2	39.2
AVERAGE HOUSEHOLD INCOME	\$115,647	\$120,803	\$110,392
PER CAPITA IINCOME	\$43,811	\$48,747	\$44,041

## PREDICTED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,479	42,875	100,773
HOUSEHOLDS	2,212	17,726	41,113
FAMILIES	1,600	12,389	28,498
AVERAGE HOUSEHOLD SIZE	2.47	2.41	2.44
OWNER OCCUPIED HOUSING UNITS	1,742	14,141	32,703
RENTER OCCUPIED HOUSING UNITS	470	3,584	8,410
MEDIAN AGE	38.9	40.7	40.0
AVERAGE HOUSEHOLD INCOME	\$135,916	\$139,073	\$126,560
PER CAPITA IINCOME	\$52,532	\$57,478	\$51,656



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.



# CONTACT



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